

29 WYVIS DRIVE, NAIRN IV12 4TP

Offers Over £215,000



Three bedroom detached bungalow with garage situated on a generous corner plot in the popular Achareidh development of Nairn

R&R Urquhart LLP



29 Wyvis Drive is located in a sought-after residential area of Nairn surrounded by other properties of a similar style and age.

Offering good accommodation with the opportunity to put one's own stamp on the property, the property benefits from full uPVC double glazing, manufactured by Everest, and gas central heating via hot air under-floor ventilation which has been regularly maintained and the boiler recently serviced.

The property is light and airy gaining lots of natural daylight via large windows in each room. Smoke alarms have been interlinked





in compliance with fire safety Scottish law and the central heating boiler, although of older design, is in excellent working order and has been regularly serviced, having just been done.

Outside, a paved path leads to the front door and a driveway provides off-street parking and leads to the single garage. The garden wraps around the property and is deceptively large, offering good privacy and is softened by the growth of established trees and hedging.

Hall

'L' shaped hallway with two cupboards, one houses the hot water tank and the other the central heating boiler. A hatch in the ceiling accesses the loft which is partially floored and has light..

Lounge 4.64m x 4.97m

A spacious, well-proportioned room to the front of the property benefitting from full-height windows drawing in lots of natural daylight.

Kitchen 4.03m x 2.74m

A lovely bright room to the rear of the property attracting lots of natural daylight via a large full height window and a glazed door accessing the back garden. There is also a further window above the sink. Space is available for a dining table and chairs and integrated appliances include an oven, ceramic hob, microwave, washing machine, dishwasher, fridge and freezer.

Bathroom 2.33m x 1.72m

Flooded with light and comprising a white WC, wash hand basin and a bath with a Mira electric shower over. A window faces to the side aspect.

Bedroom 1 3.73m x 3.39m

An generous double room to the front of the property providing storage via a built-in double wardrobe. Laid with carpet.

Bedroom 2 4.07m x 2.69m

Another double room, this time to the rear of the property and again with built-in wardrobes and laid with carpet.

Bedroom 3 3.00m x 2.55m

A further double room to the rear of the property with built-in storage and laid with carpet.

The Area

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops, and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.





Extras Included

Floor coverings, blinds and curtains

Heating	Gas fired warm air under-floor heating – Gas boiler regularly serviced
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Double Glazing	uPVC double glazing
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Council Tax	D
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EPC Rating	D
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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Smoke detectors have been interlinked.



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

R&R Urquhart LLP

Nairn Office
20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office
Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office
117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com

